



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 19-0994, Version: 1

REPORT TO THE ZONING ADMINISTRATOR

SUBJECT

Proposed Project: Related applications on a 14,299 square-foot site:

TENTATIVE MAP: to subdivide one lot into two lots.

SPECIAL DEVELOPMENT PERMIT: to construct two new single-family homes resulting in an overall floor area ratio (FAR) of approximately 45%.

Location: 1005 E. Homestead Road (APN: 313-35-054)

File #: 2019-7116

Zoning: R-0/PD (Low Density Residential)

Applicant / Owner: Khadiv Design Studio (applicant) / Mark Vena (owner)

Environmental Review: Class 3 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Shila Bagley, 408-730-7456, sbagley@sunnyvale.ca.gov

BACKGROUND

Description of Proposed Project

The applicant proposes to subdivide the existing 14,299 square foot corner lot into two lots and construct a new two-story single family home with an FAR of approximately 45% on each lot. The existing home is proposed to be demolished as part of this application.

	Lot Size (s.f.)	Living Area (s.f.)	Garage (s.f.)	Floor Area (s.f.)	FAR
Lot 1 (Interior)	7190	2828	401	3229	45%
Lot 2 (Corner)	7109	2788	401	3189	45%
Total	14299	5616	802	6418	45%

Following are the details for each individual lot:

A Tentative Parcel Map is required for subdividing a parcel into four or fewer lots. Two separate lots with no common lot are proposed as part of this application. A Special Development Permit is required per Sunnyvale Municipal Code (SMC) 19.90.010 to implement the provisions of certain combining districts for any development or use where the underlying zoning district is combined with the planned development (PD).

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Data Table of the project.

Previous Actions on the Site

In 1996 City Council approved a proposal to rezone the property from R-0 to R-0/PD as well as an

application to subdivide the lot into two lots for construction of a two-story single-family home on each lot. This permit was not exercised and expired after two years. There are no other previous Planning applications or active Neighborhood Preservation complaints for this property.

ENVIRONMENTAL REVIEW

Class 3 Categorical Exemption (CEQA Guidelines, Section 15301, New Construction or Conversion of Small Structures) relieves this project from the California Environmental Quality Act (CEQA) provisions, as the project includes construction of less than three single-family homes in an urbanized area.

DISCUSSION

Present Site Conditions

The property is in the Raynor Park neighborhood on the north side of East Homestead Road, between Lawrence Expressway and South Wolf Road. The immediate neighborhood is comprised of a mix of one- and two-story single-family homes. Across East Homestead Road is the Apple campus, which is located within the Cupertino city boundary.

Site Layout and Architecture

The proposed project includes the subdivision of the existing lot into two separate lots, with no common lot or areas shared. Each lot will include a single-family home and an attached two-car garage, with a driveway facing E. Homestead Road.

The proposed homes have similar designs including characteristics associated with Ranch-style architecture. Both homes incorporate a mix of hip and gable roofs, a roof segment between the first and second floors, deep overhanging eaves, smooth finish stucco, stone veneer siding, large casement windows, and a back patio. Slight differences in the application of colors and materials, roof forms, height and landscaping plans make the two homes distinct from one another.

The applicant has provided a preliminary color and material board. The preliminary exterior materials and finishes work together as a palette of grey and beige colors with white trim accents, creating a harmony with the surroundings. Staff will review the final exterior building materials and color scheme at the time of Building permit. See Attachment 7 for the Preliminary Material Board.

Staff finds the proposed design to be aesthetically pleasing and finds that the project will be compatible with and enhance the existing streetscape of the neighborhood. See Attachment 5 for the site and architectural plans.

Development Standards

The proposed project complies with the applicable development standards set forth in the Sunnyvale Municipal Code such as FAR, setbacks, height, and parking. Staff has identified the following items for clarification for the Zoning Administrator.

Density, Lot Size and Width

Properties within the R-0 zoning district are generally at least 6,000 square feet and 62 feet wide, with a density of one unit per 6,000 square feet. The subject property is 14,299 square feet in size and allows up to two units. The proposed subdivision is consistent with the permitted density and creates two homeownership opportunities.

Setbacks

The proposed project includes the construction of two single-family homes with one home on each lot. The homes have been designed to comply with all setback requirements. The proposed second floors are set back more than 40 feet from the rear property line, which helps reduce privacy impacts on the neighboring homes.

Landscaping

The applicant provided an Arborist report, which evaluated the health and disposition of all trees onsite. There are eight trees on the property that are considered “protected” per SMC 19.94.030 and proposed to be removed as part of this application. The applicant proposes to remove the trees either due to the poor health of the tree or because it conflicts with the development of the site. The City Arborist has verified the acceptability of the proposed removals based on City criteria. The project proposes to plant fourteen 24-inch box trees, and six 15-gallon Carolina Cherry trees as privacy screening for the second-floor windows on the right elevation of the home on lot 1. Additionally, three 24-inch box trees will be planted along E. Homestead Road and Peacock Avenue. Due to the site conditions and feasibility of planting new replacement trees on the site, staff believes the proposed number of replacement trees will sufficiently mitigate the loss of the existing protected trees per the City’s Tree Replacement standards.

See Attachment 6 for the Arborist Report provided by the applicant and Attachment 5 for the Site and Architectural Plans, which include the proposed landscape plans.

Solar Shading

SMC 19.56.020 prohibits shading of adjacent roofs by more than 10%. The project plans demonstrate that the shading would comply with this requirement by shading no more than 2.1% of the roof of the house to the right.

Green Building Requirements

The proposed project was deemed complete before July 1, 2019. Therefore, it complies with the Citywide Green Building Program that was in place at the time by achieving a minimum of 80 points.

Tentative Parcel Map

Staff is supportive of the proposed Parcel Map, as the map complies with all relevant policies and does not result in deviations or negative impacts to the neighborhood. See Attachment 3 for the required Parcel Map findings.

NEIGHBORHOOD IMPACTS/COMPATIBILITY:

The surrounding neighborhood predominantly consists of single-family homes with Ranch-style architecture. The project proposes a site layout that is consistent with the typical site layout of other single-family homes in the neighborhood. The immediate neighboring homes are all one-story single-family homes. The proposed height of each new home is below the maximum height allowed. Furthermore, the use of roof segments, wall offsets, and increased setbacks for the second story further help in minimizing the visual bulk and massing of the proposed homes. As such, the scale and bulk of the proposed homes are consistent with the streetscape and the diversity of homes along E. Homestead Road.

The proposed homes also exceed the minimum required side yard setbacks from the neighboring properties, which helps reduce the visual and privacy impacts to adjacent neighbors.

Second-floor bedroom windows facing the right and left neighboring properties on lot 1, and second-floor bedroom windows facing the left and rear neighboring properties on lot 2 will be inoperable. The applicant is also proposing to plant privacy screening trees along the right property line of the home on lot 1.

To further reduce privacy impacts of the neighbors to the left of lot 1 and the rear of lot 2, staff recommends the following modifications, which have been included as Condition PS-1, in Attachment 4, Standard Requirements and Recommended Conditions of Approval.

- The second-floor non-egress windows in bedroom #2 on lot 2 to be frosted glass and inoperable.
- The second-floor non-egress windows bedroom #2 on lot 1 to be frosted glass and inoperable.

PUBLIC CONTACT

52 notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. Staff has not received any letters or calls from the public regarding this project at the time of writing this report.

ALTERNATIVES

1. Approve the Tentative Parcel Map and Special Development Permit subject to the findings in Attachment 3 and recommended conditions of approval in Attachment 4.
2. Approve the Tentative Parcel Map and Special Development Permit subject to the findings in Attachment 3 and recommended conditions of approval in Attachment 4, with modifications.
3. Deny the Tentative Parcel Map and Special Development Permit.

RECOMMENDATION

Alternative 1. Approve the Tentative Parcel Map and Special Development Permit subject to the findings in Attachment 3 and recommended conditions of approval in Attachment 4.

Prepared by: Shila Bagley, Associate Planner

Approved by: Jay Lee, Senior Planner

ATTACHMENTS

1. Vicinity and Noticing Maps
2. Project Data Table
3. Recommended Findings
4. Standard Requirements and Recommended Conditions of Approval
5. Site and Architectural Plans
6. Arborist Report
7. Preliminary Material Board